

PERMITS HERE FOR DWELLINGS ACTIVE

Authority Issued for Construction of Nine Two-Story Houses At Cost of \$95,000.

Today closed another active week at the office of the Building Inspector here.

Kennedy Bros. Inc. were issued a permit to build nine two-story dwellings. This operation will be at 2001 to 2017 Klugle road northwest, and will cost \$95,000.

L. Gibbons White was issued a permit to build one three-story brick, stone and concrete apartment house at 2869 Twenty-eighth street northwest, to cost \$85,000.

The usual number of permits for the erection of garages and repairs were granted. Following are some of the permits issued during the week:

Enoch Barnes, repairs to building at 5124 Conduit road northwest; cost, \$2,000.

G. W. McCoy, brick private garage, 2618 Garfield street northwest; cost, \$1,000.

A. B. Graham & Co., repairs to property at 332 C street northwest; cost, \$900.

W. H. Warner, repairs to 1503 Hamilton street northwest; cost, \$750.

L. Gibbons White, to build one three-story brick, stone and concrete apartment house at 2869 Twenty-eighth street northwest; cost, \$85,000.

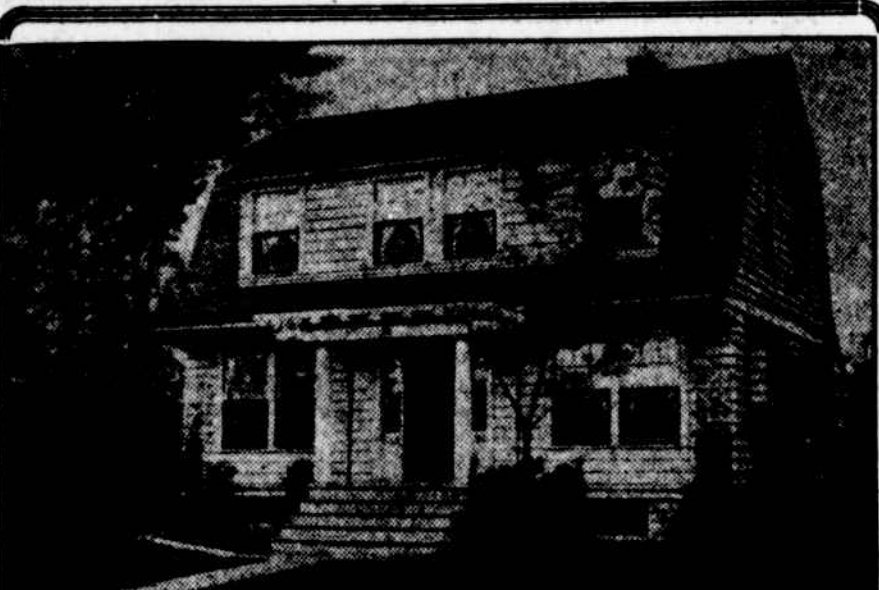
S. Wittgenstein, to build one three-story brick, stone and concrete apartment house at 2869 Twenty-eighth street northwest; cost, \$85,000.

T. J. Heller, to erect one brick private garage, 517 Seventh street southeast; cost, \$1,000.

Robert E. Funkhouser, to build one 1 1/2-story frame dwelling, 1220 Crittenden street northwest; cost, \$7,000.

Robert E. Funkhouser, to build one two-story frame dwelling, 5404 Illinois avenue northwest; cost, \$7,000.

J. Lockholer, to erect private



THE CAMBRIDGE Price \$2,218

This is a Lewis-built home. You can see one of these houses at No. 3734 Kanawha Street, Chevy Chase, D. C. We have sold two of these houses in the past few weeks, one to Mr. E. M. Dawson, 33rd and Western Avenue, Chevy Chase, and one to Dr. Ernest J. Smith, 631 Pennsylvania Avenue N. W. We can furnish all of the Lewis cut materials for this home for \$2,218, a reduction of 40% over last year's price. Beautiful Lewis books of homes can be had at this office for 25c.

GUY S. ZEPP  
Representing Lewis Manufacturing Company  
Room 306, Davidson Building. Phone Main 5253.  
Office Hours, 3 to 5 P. M., Except Saturday

SPLENDIDLY CONSTRUCTED HOMES IDEALLY LOCATED

Terms Very Reasonable



551-553-555 Randolph Street N. W.

These homes are of superior construction with well lighted, large rooms, good halls, spacious attic for storage—and throughout are equipped with the most modern conveniences. They offer a splendid investment opportunity as well as an ideal comfortable home.

Open and Lighted—Daily and Sunday—Until 9 P. M.

Hedges & Middleton

—Exclusive Agents—

1334 H St. N. W. Main 1028

CONSTRUCTION IN NATION BOOSTED

Last Month's Figures Show Biggest April Activity of Any Year Except 1920.

Constructive activity in April, according to figures published by the W. F. Dodge Company, was greater than for any other month since June of last year. Contracts awarded in the twenty-five Northeastern States during April amounted to \$220,586,000. This is the largest figure recorded for April of any previous year except 1920. April, 1920, was the peak of last year's boom.

The April total was 34 1/2 per cent greater than that for March. During the past five years the average increase of April over March has been 14 per cent.

Residential building maintained the lead over all other classes in April. This class amounted to \$75,015,000, or 34 per cent of the total. Public works and utilities took second place, amounting to \$48,048,000, or 22 per cent of the total. Business buildings accounted for 13 per cent, or \$29,176,000, and educational buildings 10 per cent, or \$22,440,000.

REVENUE ACQUIRES MOMENTUM.

The building revival has acquired considerable momentum in the past four months. At the end of January, activity from the first of the year to date was 6 per cent behind the average for the preceding five years; at the end of February it was 11 per cent behind; at the end of March, 4 per cent behind; and at the end of April it was 5 per cent ahead of the average for the first four months of each of the preceding five years. The total investment represented by building contracts let from January 1, 1921, to May 1, 1921, has amounted to \$597,470,000.

The demand for new construction still continues very strong. Contemplated new work was reported in April to the amount of \$392,272,000, bringing the total of contemplated work reported from the first of the year up to \$1,694,384,000, nearly three times the contracts awarded in the same period.

The demand for new construction is so insistent that it seems likely that increased activity will prevail during the coming months. At the present time the one thing that threatens the attitude of labor. Wage disputes are reported from numerous large centers. However, in view of the fact that other fields are so much less active than construction, and that the amount of unemployment is a matter of serious concern, it seems probable that, at the worst, labor troubles will retard construction activity only temporarily.

NEW ENGLAND.

Contracts awarded in the New England States in April amounted to \$17,828,000, an increase of 35 per cent over the March figure.

Total construction started in the first four months of this year has amounted to \$46,402,000. While this is less than the average construction figure for the first four months of the five years previous to 1921, it is 25 per cent greater than the figure for the same period in 1919, that year in which the economic factors affecting construction were most nearly like those of the present year.

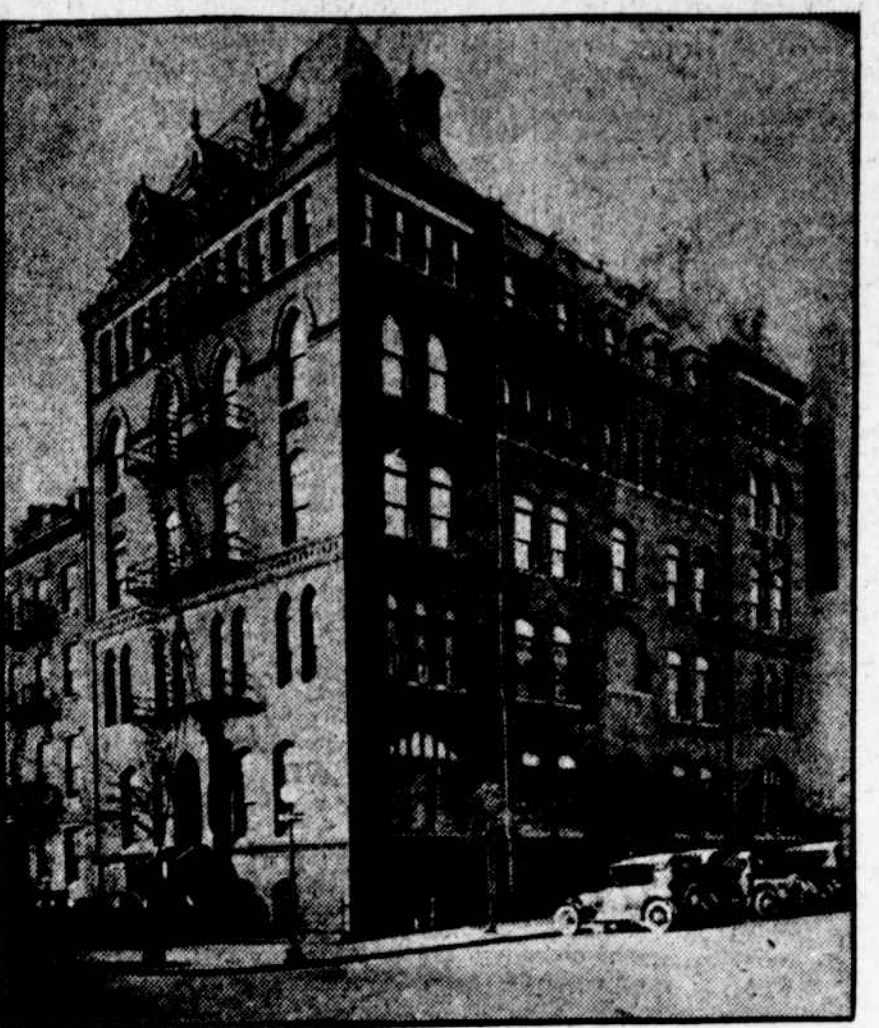
Included in the April, 1921, contracts were: \$4,941,000, or 29 per cent, for residential buildings; \$2,859,000, or 22 per cent, for business buildings; \$1,773,000, or 10 per cent, for industrial buildings; \$1,708,000, or 10 per cent, for public works and utilities.

Contemplated new work was reported during April in this section amounting to \$42,091,000.

N. Y. AND NORTHERN N. J.

In New York State and Northern New Jersey April building contracts

SIX-STORY BUILDING at Eighth and E streets just purchased by Rudolph Behrends from Frank Fenwick for a consideration of approximately \$150,000. Mr. Behrend will remodel the property into a first-class store and office building. Sale was consummated through the Business Properties Department of McKee & Goss.



WAGES STILL KEEP BAN ON BUILDING

Big Boom Expected When Agreements With Unions Expire.

Labor continues to be the crux of the building situation. Existing contracts with unions in a number of cities expired May 1. If the building trade interests and the labor unions should agree upon a wage scale which will represent a reduction comparable to the decrease in the cost of other commodities, the building situation will be materially improved.

It is quite likely that, in most cities, some such adjustment will be made, although this may not be general. In a number of trades agreement has already been reached and probably further agreements will come.

The outlook for new building, therefore, may be said to be good. This applies most acutely to buildings of the apartment, hotel and office types. A considerable number of fair-sized projects await an adjustment of wage scales and building commodity prices that still seem to be more or less unstable.

It is rather unlikely that there will be much construction of the factory and industrial type this spring, although, if a stable basis is reached during the spring and summer a number of projects may go forward.

Another factor which militates somewhat against industrial construction is the general business uncertainty. This seems likely to be overcome by the time the expansion plans in check until a more definite level of prices for all commodities is established.

The real estate market continues good, with prices firm and with a continued sharp demand for high-grade real estate securities at prevailing interest rates—from 6 to 7 1/2 and 8 per cent. There has been no falling off in the demand for this class of securities. In fact, the demand is greater than the supply, and this is a factor which is exercising considerable influence in stimulating building.

OWN YOUR OWN HOME HITS RENT COUGERS

"Profiteering landlords will do well to consider that more than 200,000 New Yorkers have visited our show," said Director Robert H. Sexton of Own Your Home Exposition, as he closed his third annual event.

"It has not been our purpose to wage war on all landlords," he explained, "for there is a certain percentage of the people who will always pay rent, but we have placed before the public the graphic example in good plans, building materials, home furnishings and equipment to encourage them to build and own. With the country facing a shortage of 1,000,000 homes, the slogan must be 'Build now.'"

"Real estate men, architects, home furnishers, decorators, landscape gardeners and all the other trades allied to building and equipping a home represented on the exposition floor have done an enormous business, which clearly shows that the public have been stimulated by this national urge to build. Plans are already under way to hold a similar exposition in New York next year, and the various officials who backed us this year are enthusiastically behind us for 1922."

"Several thousand New Yorkers have received notices of increased rentals despite legislative attempts to check these raises, and they seem determined to make preparations at once to end rent injustice. The crowd here has been serious, has studied the small house plans carefully and bought great quantities of them. The display of these small home models that might be economically sited and built, reproductions of the twenty-nine prize winning designs from a recent national small home competition under the approval of the American Institute of Architects, has been the chief attraction."

OWN YOUR OWN HOME SHOW IN NEW YORK POPULAR

The third annual "Own Your Home" exposition held during the last fortnight in the Twenty-second Regiment Armory, New York City, came to an end Saturday with a record breaking attendance, which throughout the show was marked by the seriousness of the men and women who studied the exhibits. There was little evidence at any time of idle curiosity. Plans to repeat the exposition in this city next year are now being arranged by Robert H. Sexton, manager of the exhibit.

Up to the close of the show much interest was aroused by the full size stucco house of four rooms designed by R. K. Talbair of Indianapolis, Ind., to cost complete \$4,400, based on the latest estimates of the cost of materials and labor. The house was known as the "house electric" while it was shown in Chicago last month. It was selected by the stucco interests as being more adaptable for their purposes than the houses included in the list of prize winning houses were published in book form and were sold on the floor of the armory during the show. The cost of the houses was estimated to run at from \$5,400 to \$10,000.

"We have no idea of the total number of inquiries we have had on the methods of financing the home," said W. D. Carter, president of the Metropolitan League of Building and Loan Associations. "As soon as visitors to the exposition became convinced that home building was possible they came to us to ask how it might be done. It was surprising to many that it was so easy to finance such a project."

HUGE BILLBOARD DOWN; EYESORE FOR YEARS

Persons passing a certain corner in the downtown office district in New York last week gazed interestedly at a group of workmen dismantling a large advertising sign that had covered the entire front of a six-story structure for a number of years. The corner had long been one of the eyesores of lower Manhattan and is only less attractive than the home of the Federal courts near by. Sunlight has not penetrated its painted windows in many years.

Only in New York would an owner have been permitted to deface his property in such a manner," said a man viewing the work of demolition. "When the signs were put up the owner probably realized more from them than he could by renting the floor space in the building. Present renting conditions have made the floor space more valuable, so the property is restored to its original state. Gred had worked some horrible changes in New York's properties."

No matter what the motive, the owner deserves a vote of thanks for satisfying public curiosity as to what has been hidden behind those huge billboards.

BRICK PRICES DROP IN MANY CITIES

Gradual Decline Shown in Supply—Production Said to Be Increasing.

The inevitable law of supply and demand is having its effect upon brick prices as upon other commodities. Throughout the country there is a gradual settling of prices. In using the figures given, it should be understood that averages or composite prices have no significance except to indicate the trend. The price of brick varies in different parts of the country as it always has and probably always will, due to the conditions under which it is manufactured. But it is of interest to note that a composite price taken from the reports of 142 members on February 1 gave the figures of \$18.05 per thousand; from the reports of 132 members on March 1, \$17.40 per thousand; and the composite price of current reports from 126 members reduces the figure to \$16.97 per thousand.

There is an actual range from \$12 to \$25 throughout the country. The lowest price quoted is that of Chicago. As the Chicago price is frequently referred to in other communities and the question is asked why it cannot be met anywhere else, it is proper to state that common brick are manufactured at a lower cost there than in any other section. Chicago is the largest single producing brick center in the world. It has plant capacity of a billion bricks a year, about equal to the entire Hudson River production from Mechanicville to New York. The Chicago plants are considered to have extremely high efficiency. The greatest element in the low cost of the production in Chicago is the quality of its clay. Due to its unusual plasticity, a single machine in a Chicago plant is capable of turning out 200,000 bricks a day. Of course, this high amount is not maintained as an average, however. In other sections 70,000 a day is considered about the maximum for a single machine. The clay is exceptionally economical to burn, the kilns being fired only from ten to twenty hours, while forty-eight hours is considered the minimum everywhere else, some clays requiring six to fourteen days to burn. These factors make it impossible for manufacturers in other sections to rival the Chicago cost.

High freight rates continue to be a serious handicap in the distribution of brick, and greatly limit competition. Generally throughout the country a slight improvement in building conditions is reflected in the reports. The March Digest showed 115 closed plants, while this report shows eighty-four closed. The quantity of burned brick on hand has, in thirty days, been reduced from 331,940,000 to 264,697,000. There is a correspondingly optimistic suggestion in the orders on books, which during the month have increased from 111,182,000 to 114,875,000.

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SEMI-DETACHED HOUSE ON 13TH STREET SOLD

D. J. Dunigan sold premises 5529 Thirteenth street northwest to Augustus L. Creevy during the past week.

This is a semi-detached house containing eight rooms, sleeping porch, breakfast porch and built-in garage.

HARTUNG REPORTS ACTIVE MARKET

Sells Many Residence Properties—Demand for Homes Is Still Heavy.

An active real estate market is reported by William K. Hartung, who states the demand for homes of all classes continues to be heavy. The following eight sales were made during the past week:

1241 Thirtieth street northwest, sold to M. Harold Keady. A colonial frame house, well situated in old Georgetown. Mr. Keady will occupy as a home.

1220 Florida avenue northeast, sold for Margaret Warden to Miss Mary L. Simpson. An excellent two-story brick residence, containing six rooms and bath, located near Kendall Green. Miss Simpson purchases for a home.

1518 Corcoran street northwest, purchased from Miss Zayde Johnston, of Geneva, N. Y., by William Henderson. A charming brick residence of the English basement style, containing eight rooms and bath, located in an excellent neighborhood near Depot circle.

1224 Florida avenue northeast, sold for Frank J. Stryker to Mrs. Ethel A. Sackett. A fine six-room and bath, two-story residence, located near Kendall Green. Mrs. Sackett purchases for a home.

540 Shepherd street northwest, sold for J. Dallas Grady. A two-story brick, containing six rooms and bath, located in one of the best sections of Petworth. The purchaser buys for a home.

1830 Kilbourne street northwest, bought from a local client by T. Foster Slaughter. A delightful six-room and two-bath residence, with all modern improvements, located in a fine residential section on Washington Heights. Mr. Foster occupies as a residence.

1318 Florida avenue northeast, sold for Ethel M. Rutty to Michael V. Koch. A fine two-story brick home of six rooms and bath, well located in the Northeast section. Mr. Koch purchased for a home.

1205 Crittenden street, Saul's Addition, sold for Alfred H. Ritter to Florence V. and Freda Greenfield. A fine detached frame residence containing nine rooms and bath, hot-water heat and electric lights, situated in an excellent section of Saul's Addition. The Misses Greenfield will occupy as a home.

Best Home Opportunity Offered Today—

Washington's RIVERDALE HEIGHTS In Sight of the Capitol

Buy A Lot and We'll Arrange For You to Build

2 Lots in Riverdale Heights Will Cost \$69 Each and Can Be Bought For \$6 Down, \$1 Per Week

This is Washington's fastest-growing, high-class suburb. It is the same distance from the U. S. Capitol Building to Chevy Chase. Fine lots are being sold at remarkably low prices. The locality is free from undesirable. It is served by two electric railways and is adjacent to the Washington-Baltimore Boulevard, as well as fronting on a splendid highway. Electric light is available to Riverdale Heights. Gas near by.

LET US SHOW YOU HOW TO SAVE ALL YOUR RENT

NEW HOMES \$1,000 Cash Price, \$8,250

737 Princeton St.

Just East Ga. Ave. N. W. Lots 20 Feet Front Room for Two Garages \$2,000 Less Than Other Builders Are Asking for Practically the Same Houses. OPEN DAILY H. R. Howenstein Co. 1314 F Street N. W.

Photograph of the Enterprising residents of Riverdale Heights—putting the finishing touches on their bungalows, practicing the "Serve Self and Save" idea. You can do it.

OWN YOUR HOME FOR HALF OF WHAT READY BUILT HOUSES COST. SAVE ON PRINCIPAL AND INTEREST

The J. W. Holloway Co.

RIVERDALE HEIGHTS DEPARTMENT

Room 54, Metzert Bldg., 1110 F St. Phone Frank. 898

COME OUT SUNDAY

Make an appointment for one of our autos to take you out. Hundreds of these choice lots have been snapped up by shrewd Washington buyers.

HOW TO GET TO RIVERDALE HEIGHTS

Take the car at 15th and G Streets N. W. or any point along the line marked "RIVERDALE," "RERWYN" or "LAUREL" and get off at RIVERDALE. On Sundays our representatives meet all the cars. Come out and investigate, no obligations.

THOSE UNABLE TO COME OUT CAN SECURE FULLER INFORMATION BY MAILING THIS COUPON.

RIVERDALE HEIGHTS 1110 F ST. N. W.

Gentlemen—Please send me further information about your building lots at Riverdale Heights and your Easy Payment Plan.

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